

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Construction Services

Member: John R. Smith
828-5220

Project Name: Hibiscus, LLC & La Preserve LLC

Case #: 3-ZR-01

Date: May 22, 2001

Comments:

1. Are there accessible rooms in all price ranges?
2. Show the accessible routes, from the street and parking.

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Division: Airport

Member: Alex Erskine 938-4966

Project Name: Hibiscus LLC & La Preserve LLC

Case #: 3-ZR-01

Date: May 22, 2001

Comments:

- 1) A Notice of Proposed Construction or Alteration form must be filed with the FAA since the building penetrates the imaginary surfaces around Fort Lauderdale/Hollywood International Airport.
- 2) A second Notice of Proposed Construction or Alteration must be filed if any construction crane or equipment will exceed the building height.
- 3) Two copies of the form will be provided at the meeting.

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Division: Engineering

Member: Tim Welch
828-5123

Project Name: Hibiscus LLC & La Preserve LLC

Case #: 3-ZR-01

Date: May 22, 2001

Comments:

1. The applicant must provide drainage calculations and design which demonstrate compliance with Broward Co. Dept. of Planning and Environmental Protection (DPEP) Chapter 27 Pollution Control Manual. The site must be designed for the minimum requirements for on site retention and water quality pre-treatment and thus a minimum of 1 inch volume over the entire site or 2.5 inches over the impervious percentage (whichever is more conservative). The drainage license and calculations and design must be complete with the application submittal for building a permit.
2. It appears that this site will generate in excess of 1,000 trips per day. Please forward a trip generation report, and if in excess of 1,000 trips will result from this site a copy of the Traffic Impact Analysis and "revised" Site Plan to the City's designated consultant. Submittals shall be directed to Tim Welch at 300 N.W. 1 Avenue, Ft. Lauderdale, 33301, and to Walter Keller, P.E., Walter H. Keller, Inc., at 1890 University Drive, Suite 304, Coral Sps., FL 33075. The traffic impact evaluation shall be completed and all conclusions and recommendations satisfactorily resolved prior to request for P&Z Board or final DRC authorization. Allow approximately 3 to 4 weeks for review once our consultant receives the site plan and traffic impact analysis report from the owner's consultant.
3. Please indicate parking calculation factors for specific uses in the parking summary table.
4. A gate valve shall be placed just outside the property limits for all fire services as a separation identifying City's point of service. This valve shall be utilized for pressure testing the piping within the public right of way.
5. A sanitary sewer agreement will be necessary for this project. Submit application documentation to Tim Welch prior to requesting DRC authorization.
6. A separate engineering permit shall be required which includes plan and profile for the entire water and wastewater design.

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7. Clearly indicate the sidewalk to be constructed along S.R. 84 to the specified width and location. Also extend sidewalk a minimum of 5'-0" wide along S.W. 12 Avenue for the limits of this property to be developed.
8. Be sure to indicate where lighting or other facilities may inhibit placement of sidewalk such that an accessible route can be maintained for the entire length.
9. An existing ten (10) foot utility easement exists around the perimeter of this site. Please re-orient all meter vaults on four (4) inch or larger meters so that the vault can reside within the existing easement. This should allow us to avoid dedication of any additional easements.
10. Please add notation on water design drawing to indicate that all portions within public rights of way are to be of ductile iron material, and indicate the length of joint restraints required (per standard detail).
11. Note that all taps shall include an additional gate valve at the main for operation in addition to the tapping valve.
12. All fire hydrant bonnets installed by the developer's contractor(s) shall be painted "orange" to indicate they are privately constructed (in right of way) or to remain private (on site) until City staff can properly place those in the right of way in service.
13. A pavement marking and signage plan is required for indicating stop signs, roadway markings, etc.
14. A photometric (lighting) design is required per Section 47-20.14 of the City Ordinances.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Hibiscus LLC & La Preserve LLC
Alpha Plat.

Case #: 3-ZR-01

Date: 5-22-01

Comments:

- 1) The 4 story building height must be measured as per Ch 4 definition to determine if it is required to comply with Ch 51 of the SFBC.
- 2) Buildings 1 and 2 are clearly over 50 ft in height and must comply with the high-rise requirements. The stairs in buildings 1 and 2 do not comply with 3109 of the SFBC.
- 3) Flow test is required.
- 4) All buildings require sprinkler and standpipe systems at permit.
- 5) Show all fire mains, hydrants, DDC's and FDC's on civil plans.
- 6) Fire lane must comply with 5211 of the SFBC.
- 7) Private main system required as per NFPA 24, and hydrant spacing as per ISO requirements.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Hibiscus LLC & La Preserve LLC

Case #: 3-ZR-01

Date: May 22, 2001

Comments:

While the proposed rezoning will have no impact upon the radio system, the construction of the buildings outlined in the plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

Recommendations:

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; KAVAL Telecom Inc., Bruce Corbett, (888) 865-2825; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

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Division: Engineering

Member: Tim Welch
828-5123

Project Name: Hibiscus LLC & La Preserve LLC

Case #: 3-ZR-01

Date: May 22, 2001

Comments:

Engineering Comments will be available at the DRC meeting.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Hibiscus LLC & La Preserve LLC

Case #: 3-ZR-01

Date: May 22, 2001

Comments:

Landscaping Comments will be available at the DRC meeting.

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SITE PLAN REVIEW AND COMMENT
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Division: Planning

Member: Bruce Chatterton
828-5981

Project Name: International Hospitality Center

Case #: 3-ZR-01

Date: May 22, 2001

Comments:

1. This site plan is subject to the State Road 84 Zoning in Progress. A synopsis of these requirements is attached. The site plan does not conform to several of the State Road 84 requirements, including the configuration of the four buildings fronting SR 84; the provision of shade trees along SR 84; the provision of a sidewalk along SR 84; the use of transparent elements on first floor facades; awnings, canopies or arcades over fenestration; and required pedestrian connections.
2. In a text narrative, per ULDR 47-24.4.D, please provide a detailed point-by-point analysis of how the rezoning request complies with the criteria for rezoning.
3. Please address each of the applicable neighborhood compatibility requirements, per ULDR 47-25.3, for the portion of the site plan that is adjacent to existing residential.
4. Please provide separate and detailed site plans, landscape plans and elevations for each development parcel. Provide a detailed phasing plan for all proposed construction activities encompassed by the site plan.
5. Please discuss the need for a traffic study with an Engineering representative.
6. Provide separate legal descriptions for each of the four proposed rezonings.
7. Provide cross-access agreements for the entire master site plan that will accommodate the parking and access requirements of each development parcel.
8. Please provide a detailed table that indicates the parking requirements for each use and development parcel, including square footages of each use and the parking requirements for each use.
9. The site plan appears to require the allocation of residential to commercial flex units. Contact Stacey Dahlstrom (828-8955) with the Office of Community and Comprehensive Planning to determine the availability of units.

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10. In compliance with ULDR 47-18.32.G.1, please provide documentation that the proposed SSRF uses are not located within 1500 feet of an existing level II, III, IV, or V SSRF facility.
11. Per ULDR 47-25.3, Neighborhood Compatibility standards apply. Ensure that all setbacks and buffers conform to these requirements, where the proposed uses are adjacent to existing residential. In addition, a buffer wall is required between the proposed uses and the existing adjacent residences. Please provide detailed drawings of this buffer.
12. Please disclose any conversations or approvals from Broward County Department of Environmental Protection (DPEP) concerning the relocation or creation of on-site wetlands or other environmental areas.
13. Indicate the mass outlines of existing adjacent structures on the site and landscape plans and on all elevations. Also indicate the property lines and edge of pavements on all elevations.
14. Please provide comprehensive details of the proposed signage for each use and parcel and discuss with the Zoning representative.
15. Coordinate the review of this site plan with the proposed plat, 18-P-01, also on this agenda.
16. Provide photometric lighting plans and details of the height and shielding provisions for light poles and other lighting facilities. All outdoor lighting shall be shielded from all adjacent residences and hotel rooms, per ULDR 47-25.3.A.3.
17. Due to the extensive level of information needed to complete the site plan application a second DRC meeting will be scheduled to review this information once it has been provided.
18. Additional comments may be forthcoming.

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STATE ROAD 84 ZIP

- a. Installation of a row of shade trees within 12 feet from the edge of curb or otherwise directed by FDOT. [Species at least 14' to 16' in height at time of planting (where appropriate): Live Oak and Gumbo Limbo. If located near existing overhead power lines: Silver Buttonwood and Wax Myrtle.] For properties fronting on Federal Highway, the Landscape Plans Examiner may permit non-shade trees in certain locations as to promote visibility and safety.
- b. If existing sidewalk needs to be replaced, as determined by the DRC, it shall be installed at least 4 feet from the edge of pavement or curb. The width of any new sidewalk shall be 5 feet or greater, as determined by DRC.
- c. A minimum of 75% of the linear frontage of a parcel shall be occupied by a ground floor building wall located no further than 20 feet of the edge of curb or pavement. DRC can approve a reduction to allow for one two-way driveway access. This access may be allowed to have a single row of parking perpendicular to State Road 84. This requirement is exempt for parcels on Federal Highway with the front of the building facing and having access onto Federal Highway.
- d. A minimum of 35% of the first floor façade of the building shall utilize transparent elements, such as windows, doors and other fenestration.
- e. Awnings, canopies or arcades shall be required over all doors, windows, and other transparent elements.
- f. A pedestrian connection must be provided between the principal entrance of the structure and the pedestrian pathway.
- g. Requirements d, e, and f are exempt for parcels on Federal Highway with the front of the building facing and having access onto Federal Highway.

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Division: Plumbing

Member: Ted DeSmith
828-5232

Project Name: Hibiscus, LLC & La Preserve LLC

Case #: 3-ZR-01

Date: May 22, 2001

Comments:

1. Possible sewer and water expansion/impact fee. Unable to determine at this time with the information provided.
2. Provide storm water calculations
3. Site plan showing domestic and fire services needs some clarification.
4. Provide manholes for private sewer system every change of directions and every 300'.

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Division: Police

Member: Robert Dodder
759-6421 Beeper 497-0628

Project Name: Hibiscus LLC

Case #: 3-ZR-01

Date: 5-22-01

Comments:

- I. Multiple facilities that are sharing and or have cross access parking, are more susceptible to crimes of opportunity, such as auto burglary, theft of auto parts as well as strong-armed robbery. This design situation is aggravated when the facility is in close proximity to an inter-state highway system. Therefore, what design concepts and or organized / mechanical means will be used to counter the safety / security issues of this parking design?
- II. The Fairfield Inn
 1. Stairs #1 & #2 should not allow entry to the building from the exterior at grade.
 2. The pool restrooms have been placed in a location that is void of any form of natural surveillance, nor have any organized / mechanical means of observation noted on the plans. How will this be corrected?
 3. A card reader system that is capable of producing an audit trail, is suggested for all room entry, secondary entry points and amenity access.
- III. S.S.R.F. Buildings #1 & #2
 1. A card reader access control system for all doors, that is capable of an audit trail, is suggested for both buildings.
 2. Stair doors should not allow entry to the building from the exterior at grade level.
- IV. All buildings
 1. A C.C.T.V. system that is monitored and recorded is suggested for specific areas in all buildings.
 2. The parking lot lighting should not conflict with landscaping. That is, the trees should not be placed so as to block the flow of lumens being emitted by the lamps.
 3. Will manned security be provided? If so, where will their office and equipment be located?

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Hibscus LLC & La Preserve LLC

Case #: 3-ZR-01

Date: 5/22/01

Comments:

1. Rezoning requires Site Plan Level IV review in accordance with section 47-24.4.
2. Neighborhood compatibility requirements of section 47-25.3 apply to this development site.
 - a) Adequacy requirements of section 47-25.2.
 - b) Smoke, odor, emissions of particulate matter and noise.
 - c) Control of effects of lights from automobiles or other sources.
 - d) Control of appearance.
 - e) Loading facilities.
 - f) Screening of rooftop mechanical equipment.
 - g) Setback regulations.
 - h) Bufferyard requirements.
 - i) Dumpster regulations.
 - j) Wall requirements.
3. When a nonresidential use is contiguous to any residential zoned property the side of the structure contiguous to the residential property, which is greater than forty (40) foot in height shall setback one (1) foot for each one (1) foot of building over forty (40) feet up to a maximum of one half (1/2) the height of the building in addition to the required setback in accordance with section 47-25.3.A.3.c.
4. Development sites located on STATE ROAD 84 shall be required to comply with the zoning in progress regulations.
5. Clarify whether buildings 1 & 2 are SSRF's or Nursing homes? In accordance with section 47-18.32.B nursing homes are not included in the SSRF category. Parking for buildings 1 & 2 indicate parking for a nursing home at ¼ residents + 1/employee.
6. Provide site, floor, and elevation plans for all building on the master site plan.
7. Is there a convenience store provided with the gas station? How many pump islands?

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8. Provide and delineate loading zones as required by sections 47-20.2 Table 2 and 47-20.6.
9. Provide copies of recorded cross access easements/ agreements prior to C.O.
10. Provide vehicular reservoir spaces for drive thru facilities such as pump islands, car wash and restaurant in accordance with section 47-20.17.
11. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
12. Additional comments may be discussed and added at DRC meeting.